



**REDEVELOPMENT AGENCY AGENDA**  
**MEETING OF: MARCH 7, 2001**

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 THE WEDNESDAY OF THE MEETING AT 8:00 PM AND ARE ALSO REBROADCAST ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 10:00 AM.

I CALL TO ORDER

II ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 12:16 P.M.

**PRESENT:** CHAIRMAN GOODMAN (Excused from 12:17 P.M. to 12:39 P.M.) and MEMBERS REESE, M. McDONALD, BROWN, L.B. McDONALD, WEEKLY, and MACK

**ALSO PRESENT:** VIRGINIA VALENTINE, Executive Director, BRAD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Downtown Transportation Center, City Clerk's Board  
Senior Citizens Center, 450 E. Bonanza Road  
Clark County Government Center, 500 S. Grand Central Pkwy.  
Court Clerk's Bulletin Board, City Hall  
City Hall Plaza, Posting Board

(12:16 – 12:17)

**3-240**

**AGENDA SUMMARY PAGE**

**REDEVELOPMENT AGENCY MEETING OF: MARCH 7, 2001**

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**DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT**

**DIRECTOR: LESA CODER**

**SUBJECT:**

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF FEBRUARY 21, 2001

**MOTION:**

**REESE - APPROVED by Reference – UNANIMOUS with GOODMAN excused**

**MINUTES:**

There was no discussion.

(12:17 – 12:18)

**3-264**

**AGENDA SUMMARY PAGE**

**REDEVELOPMENT AGENCY MEETING OF: MARCH 7, 2001**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: LESA CODER**

**SUBJECT:**

**ABEYANCE ITEM** - DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF A LEASE AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND BRIDGER ASSOCIATES, LLP, FOR SIXTY (60) SURFACE PARKING SPACES LOCATED AT THE SOUTHWEST CORNER OF LEWIS AND FOURTH STREET - WARD 5 (WEEKLY)

**Fiscal Impact**

<input checked="" type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

Bridger Associates, LLP and the City of Las Vegas Redevelopment Agency propose to enter into a Lease Agreement which will provide up to sixty (60) parking spaces at sixty-five dollars (\$65) per space monthly at the City Centre Place Parking Garage for ten (10) years with two, five year options in an effort to enhance revenue and to more completely meet the parking needs for downtown business tenants.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Lease agreement

Site map

**MOTION:**

**WEEKLY - APPROVED as recommended – UNANIMOUS with GOODMAN excused**

**MINUTES:**

LESA CODER, Director, Office of Business Development, recommended approval of the item and stated that completed disclosure statements are attached to the agreement.

There was no further discussion.

(12:18 – 12:20)

**3-275**



**AGENDA SUMMARY PAGE**

**REDEVELOPMENT AGENCY MEETING OF: MARCH 7, 2001**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: LESA CODER**

**SUBJECT:**

**ABEYANCE ITEM** - DISCUSSION AND POSSIBLE ACTION TO ENTER INTO AN EXCLUSIVE NEGOTIATING AGREEMENT WITH WLVD, LLC FOR THE COMMERCIAL DEVELOPMENT OF 11.1 ACRES (APNs 139-28-503-017 & 139-28-503-005) LOCATED ADJACENT TO THE MAGIC'S WESTLAND PLAZA MALL - WARD 5 (WEEKLY) [NOTE: THIS ITEM IS RELATED TO CITY COUNCIL ITEM #45]

**Fiscal Impact**

<input checked="" type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

WLVD, LLC is in the process of procuring commitments from future tenants for the development of the 11.1 acre parcel commonly known as Site Parcel "B" located adjacent to the Vons shopping center. It is the intent of the Agency to establish this exclusive negotiating agreement requiring this developer to perform within a targeted time frame (60 days). In accordance with the Redevelopment Agency plan, if an agreement cannot be reached, the Agency will consider other proposals.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Agreement

Submitted at meeting: Disposition and Development Agreement between City of Las Vegas and West Las Vegas Joint Venture

**MOTION:**

**WEEKLY - APPROVED as recommended – UNANIMOUS with GOODMAN excused**

**MINUTES:**

LESA CODER, Director, Office of Business Development, stated that this item is related to Item 45 from the morning City Council agenda and has the same essential principals. This particular property is commonly referred to as Site Parcel "B". MS. CODER recommended approval and it is the intent of the Agency to enter into negotiations at this time.

**REDEVELOPMENT AGENCY MEETING OF MARCH 7, 2001**

**Business Development**

**Item IV-B – Discussion to enter into an exclusive negotiating agreement with WLVD, LLC for the commercial development of 11.1 acres (APNs 139-28-503-017 & 139-28-503-005)**

**MINUTES – Continued:**

BEATRICE TURNER, West Las Vegas, asked that this item be tabled until Urban America meets with the community and presents a site plan of what they propose to build on this parcel. She referred to a building located on Washington Avenue where another contractor had to come in and complete the project. Development is needed at this location, but it should be something that the entire community supports. She referred to Nucleus Plaza, once a viable shopping center, where some of the buildings have been taken over by the City. She does not want the same thing to happen to this particular site. Additionally, the good faith deposit should not be reduced for this developer.

ANTHONY SNOWDEN, President and CEO of the West Las Vegas Community Development Corporation, stated that this corporation was established in 1996 to look at these type of developments to see how areas in the community could be identified to benefit from commercial developments. He questioned the process utilized for choosing this company and asked why the local community, who has an interest in developing this property, was not notified or invited to submit proposals. Urban America is not a local company and does not have any ties to this community. This might affect local economic businesses that might benefit from this location. MR. SNOWDEN referred to the \$30,000 good faith deposit that was lowered from \$50,000 and submitted documentation of a similar agreement for a portion of Magic's Westland Plaza where the deposit was \$100,000. He asked that the item be held for 60 days to make sure that this company is financially able to complete this project in a timely fashion.

MEMBER WEEKLY verified with MR. SNOWDEN that when the Office of Business Development put this item out for an RFP, he was notified. He has been following Site Parcel "B" from when it came back to the public. MEMBER WEEKLY pointed out that at a public meeting Site Parcel "B" was discussed as being given to the Andre Agassi Foundation for their charter school. MR. EDMOND announced at that time that Urban America and Nucleus would be submitting an application for the RFP for Site Parcel "B".

MS. CODER gave an overview of the process. She stated as a development incentive that 10 acres on the southwest corner of Martin Luther King were tied to a negotiation with Site Parcel "B". Discussions regarding this issue were held late September and on October 11, 2000, an RFP was formally sent out. It was mailed to approximately 15 development corporations within the States of Nevada and California. That particular process closed on December 15, 2000, with proper notification through mailing and the newspaper process. One submittal was received from KS Investments Nucleus Investments with the understanding that Urban America would be the take out entity should the development occur.

**REDEVELOPMENT AGENCY MEETING OF MARCH 7, 2001**

**Business Development**

**Item IV-B – Discussion to enter into an exclusive negotiating agreement with WLVD, LLC for the commercial development of 11.1 acres (APNs 139-28-503-017 & 139-28-503-005)**

**MINUTES – Continued:**

MS. CODER added that at this time staff knows enough about Urban America as it is formed and duly disclosed. The Office of Business Development does not bring purchase and sales contract before the Redevelopment Agency until staff has done a thorough and extensive background check so that staff can feel comfortable that the developer can perform.

MS. CODER discussed the history within the immediate area of Site Parcel “B”. Nucleus Plaza is not a part of what will be entertained in the negotiations. However, the 10 acres of the Enterprise Park and 11 acres of Site Parcel “B” will be part of those negotiating efforts. Additionally, she explained that the \$50,000 amount was money on a prior agreement that came before the City Council and never followed through as to actual execution or development of the property. She personally looked into the history and background on this issue. In order to generate interest in the property, the bar as to deposits needs to be lowered a bit on the front end in hopes that what is negotiated and finally brought before the Board has a better pay off on the tail end. That is why Office of Business Development believed that a \$30,000 deposit would be appropriate in this case. MS. CODER stated that she has no knowledge that any of the persons listed are with the development company or principals associated with the housing authority. If that is the case, some clarification could be obtained from the applicants.

MS. CODER further stated that Urban America is a young company started in September 1998, which targets inner city development in the major of metropolitan areas throughout the country. They seek assistance in terms of federal, state and local funding, as well as private investment monies to facilitate such development. As part of the RFP response, staff believes there are significant demonstrations of their track record to make staff comfortable in the recommendation at this time. One of the potential investors for Urban America is RICHARD PARSONS, President of Time Warner. In addition, there are statements from GREG HATCH, Vice President of Douth Bank.

MR. SNOWDEN stated that he contacted DAVE OKA and CHET KNIGHT, Business Development, regarding this particular property and was told he would be notified of development opportunities. He asked for information about other projects Urban America has developed. MS. CODER replied that she would be happy to attend any town hall meeting to further discuss the specific details about the proposal submitted. VICE CHAIR REESE pointed out that the item is for discussion only and that a final decision will not be made at this time. However, MR. SNOWDEN stated that the information should have been available before the item came forward.

REDEVELOPMENT AGENCY MEETING OF MARCH 7, 2001

Item IV-B – Discussion to enter into an exclusive negotiating agreement with WLVD, LLC for the commercial development of 11.1 acres (APNs 139-28-503-017 & 139-28-503-005)

**MINUTES – Continued:**

MEMBER WEEKLY discussed with MS. CODER whether she had information regarding Urban America as it relates to the projects that they have developed throughout the country. MS. CODER replied that she did not, but would obtain and make that information available to him.

There was no further discussion.

(12:20 – 12:34)

**3-312**



**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: MARCH 7, 2001**

**CITIZEN PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

**MINUTES:**

BEATRICE TURNER, West Las Vegas, stated that the property discussed in Item IV-B has been vacant for a long time and the community is not aware of what is proposed on this property. Additionally, she indicated that she has documentation about money that the developers ran off and that the applicant would never again be able to apply for HUD money because of that past action.

She stated that this would be the last election she will vote in her community of Ward 5, because she bought a house in Ward 4.

(12:34 – 12:37)

**3-846**

ANTHONY SNOWDEN stated that his understanding is that the applicant has 60-days in which to bring the Disposition and Development Agreement (DDA) back to the Redevelopment Agency for recommendation. He asked that the Board reconsider this item if the applicant provides information that they are not able to complete the proposed project. There are many local people who have an interest in the community that could build on this property. Economic development is needed in this neglected community.

(12:37 – 12:38)

**3-945**

DAN CONTRARAS, Bonanza Village, asked that the Redevelopment Agency consider expanding the Redevelopment Agency area to include Rancho Drive and Washington Avenue. There are new homes being built in this area, however there are no grocery stores. Many senior citizens do not have the ability to get to a grocery store and having one within walking distance would be beneficial. He hopes that the flea market on Rancho Drive will be redeveloped into

# *City of Las Vegas*

## REDEVELOPMENT AGENCY MEETING OF MARCH 7, 2001 Citizen Participation – Continued

### **MINUTES – Continued:**

something to help this community. MEMBER M. McDONALD replied that the flea market already falls within the Redevelopment Agency. MEMBER WEEKLY added that discussions are being held regarding this particular site and the community will be excited for what will be developed. MR. CONTRARAS thanked MEMBERS BOGGS McDONALD and MACK, as well as the City Manager's Office, especially DEPUTY CITY MANAGER SELBY, for going out to Bonanza Village. He further stated that he does not have any conflicts with MEMBER WEEKLY and that he looks forward working with him to make this historic neighborhood better.

(12:38 – 12:42)

**3-995**

**THE MEETING ADJOURNED AT 12:42 P.M.**

Respectfully submitted:\_\_\_\_\_

ANGELA CROLLI

March 7, 2001

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**BARBARA JO RONEMUS, SECRETARY**